



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1920-5**

**File ID:** FP-1920-5

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 20

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 01/21/2020

**File Name:** Final Plat for Greenleaf Trails, Section 10

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 10, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-QUARTER MILE EAST OF 12TH AVENUE N.W. AND APPROXIMATELY ONE-QUARTER MILE SOUTH OF TECUMSEH ROAD).

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Greenleaf Trails Addition, Section 10, a Planned Unit Development; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvement and receipt of traffic impact fees in the amount of \$12,089.39 and a warranty deed for private park land submitted to the Greenleaf Trails Property Owners Association; and direct the filing of the final plat.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 02/11/2020

**Agenda Number:** 20

**Attachments:** Location Map, Final Plat, Revised Preliminary Plat,  
Staff Report, Application

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File FP-1920-5

Body

**BACKGROUND:** This item is a final plat for Greenleaf Trails Addition, Section 10, a Planned Unit Development (PUD), and is generally located one-quarter mile east of 12th Avenue N.W. and approximately one-quarter mile south of Tecumseh Road.

City Council, at its meeting of February 24, 2009, adopted Ordinance O-0809-32, amending the PUD to include a church site within the preliminary plat. The City Development Committee, at its meeting of January 11, 2017, reapproved the preliminary plat for Greenleaf Trails Addition, a PUD. The City Development Committee, at its meeting of January 22, 2020, reviewed and approved the program of improvements and the final site development plan/final plat for Greenleaf Trails Addition, Section 10, a Planned Unit Development, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This final plat consists of 10.79 acres and forty-seven (47) single-family residential lots. With the previous platting of Sections 1 through 9 including Springs at Greenleaf Trails Sections 1 and 2, a total of 392 single family residential lots have been filed of record. There are approximately 98 residential lots remaining to be final platted in Greenleaf Trails Addition Development. There is a large amount of open space property and private park land that will be utilized by the property owners.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property. These improvements consist of sidewalks, water mains with fire hydrants, sanitary sewer, drainage, and street improvements.

The developer will deed private park land to the property owner's association prior to filing the final plat for Greenleaf Trails Addition, Section 10.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan/final plat and filing of the final site development plan/final plat subject to completion of public improvements. The Norman Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of traffic impact fee in the amount of \$12,089.38 and a copy of warranty deed for private park land to the Greenleaf Trails Property Owner's Association.